068.0	0002	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,091,000	/	1,091,000
USE VALUE:	1,091,000	/	1,091,000
ASSESSED:	1,091,000	/	1,091,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		GROVE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEWBURG SETH O
Owner 2:	
Owner 3:	
Street 1:	72 GROVE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	P.A.D. CONSTRUCTION INC -
Owner 2:	-
Street 1:	5 BLACKWELL ST
Twn/City:	DORCHESTER
St/Prov:	MA Cntry:
Postal:	02122

NARRATIVE DESCRIPTION

This parcel contains .201 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2010, having primarily Clapboard Exterior and 2300 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8773.000	612,800		478,200	1,091,000
Total Card	0.201	612,800		478,200	1,091,000
Total Parcel	0.201	612,800		478,200	1,091,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 474.35 | /Parcel: 474.35

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 43349
GIS Ref:
GIS Ref:
Insp Date: 10/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 068.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	612,800	0	8,773.	478,200	1,091,000		Year end	12/23/2021
2021	101	FV	595,300	0	8,773.	478,200	1,073,500		Year End Roll	12/10/2020
2020	101	FV	595,300	0	8,773.	478,200	1,073,500	1,073,500	Year End Roll	12/18/2019
2019	101	FV	461,900	0	8,773.	478,200	940,100	940,100	Year End Roll	1/3/2019
2018	101	FV	459,800	0	8,773.	321,100	780,900	780,900	Year End Roll	12/20/2017
2017	101	FV	459,800	0	8,773.	307,400	767,200	767,200	Year End Roll	1/3/2017
2016	101	FV	459,800	0	8,773.	280,100	739,900	739,900	Year End	1/4/2016
2015	101	FV	451,000	0	8,773.	225,500	676,500	676,500	Year End Roll	12/11/2014

!5851!

PRINT

Date	Time
12/30/21	02:52:43

LAST REV

Date	Time
10/05/18	09:25:29
apro	

PAT ACCT. 5851

USER DEFINED

Prior Id # 1:	43349
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
P.A.D. CONSTRUC	56057-252		12/14/2010		670,000	No	No		
STAPLES WILLIAM	54656-121		5/7/2010	Change>Sale	260,000	No	No		
THORPE NANCY R	49529-529		5/31/2007	Family	1	No	No		
	18827-32		1/1/1988		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/3/2012	1264	Manual	2,500	C				
7/2/2010	783	New Buil	181,000					NEW SF DWELLING
6/16/2010	678	Foundati	18,000					FOR SF DWELLING
6/8/2010	607	Demoliti	6,000					DEMO SINGLE FAMILY

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	PH	Patrick H
4/18/2013	Info Fm Prmt	EMK	Ellen K
3/8/2011	Info Fm Plan	BR	B Rossignol
5/26/2009	Info At Door	189	PATRIOT
3/30/2000	Inspected	276	PATRIOT
1/10/2000	Measured	264	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8773		Sq. Ft.	Site		0	70.	0.78	11									478,232						478,200	

Total AC/HA:	0.20140	Total SF/SM:	8773	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 478,232	Spl Credit	Total: 478,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2010	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10652173
Const Adj.:	0.99989998
Adj $ / SQ:	143.833
Other Features:	117207
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	617769
Depreciation:	4942
Depreciated Total:	612827

COMMENTS

SCUTTLE HOLE. FORMERLY 190 SUMMER ST.
OF=XTRA SINK IN MBATH..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	2	HB	1

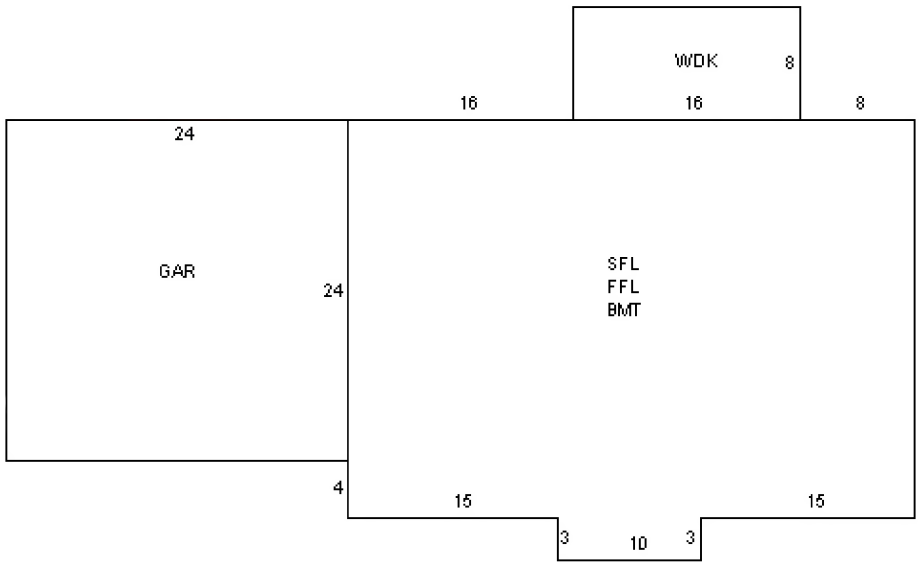
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	M
Totals			
1	4	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	174.04
Special Features:	0	Val/Su Net:	147.52
Final Total:	612800	Val/Su SzAd	266.43

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,150	43.150	49,623
FFL	First Floor	1,150	143.830	165,408
SFL	Second Floor	1,150	143.830	165,408
GAR	Garage	576	19.340	11,139
WDK	Deck	128	13.810	1,768

Net Sketched Area:	4,154	Total:	393,346
Size Ad	2300	Gross Area	4154	FinArea	2300
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 068.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	